



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Vented Retail Space for Lease

2,180 SF

165 1st Ave • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Chandler Slate
☎ 718.437.6100 x108
ChandlerS@TriStateCR.com



Location Overview

Located on a strong food & beverage corridor in the heart of the East Village neighborhood of Manhattan between E 10th St & E 11th St near the 1st Avenue subway station.

Nearest Transit: L train at 1st Ave, 4 & 6 trains at Astor Pl, and the M8 & M15 bus lines.

Nearby tenants include Ferns, L Train Vintage, Black Seed Bagels, Momofuku Noodle Bar, Cafe Mogador, Thursday Kitchen, Hanoi House, Tompkins Square Bagels, Madame Vo, Prince Tea House, Veselka, 7th Street Burger, Boris & Horton, Au Za'atar, and more!

Main Highlights

- ▶ Former natural health food market with considerable infrastructure to support a new F&B operation
- ▶ Interior access to a full lower-level
- ▶ Walk-in cooler
- ▶ 3 bay sinks
- ▶ Restroom
- ▶ 12 ft 2 in ceilings
- ▶ Column free
- ▶ 200 amps of electric capacity
- ▶ Gas in the building
- ▶ Venting
- ▶ Perfect for a restaurant, wine bar, fitness user, or convenience store



10,212 SF

Total Building Size



2,325 SF

Lot Size

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Retailer Map

165 1st Ave, New York, NY 10003



Map
data
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Google

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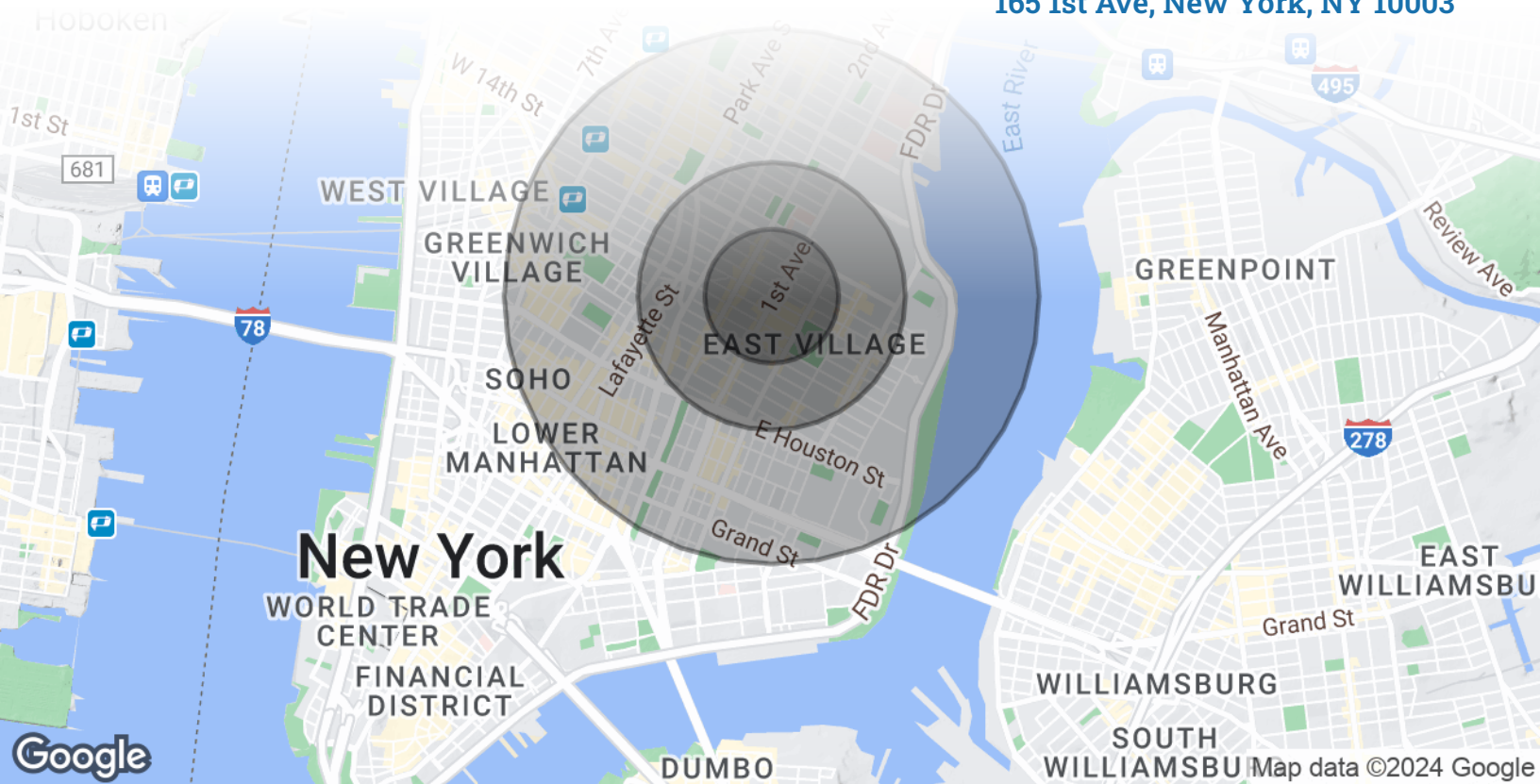
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Area Demographics

165 1st Ave, New York, NY 10003



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	20,890	82,547	243,667
Average Age	33.1	35.3	38.0
Average Age (Male)	32.9	34.9	37.1
Average Age (Female)	34.5	36.1	38.8



243,667

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	12,006	46,039	137,687
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$120,918	\$136,116	\$142,544
Average House Value	\$131,842	\$425,403	\$552,372



\$142,544

Avg Household Income

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